

***DOCKET ITEM #4***  
***Encroachment #2021-00003***  
***1321 Cameron Street***

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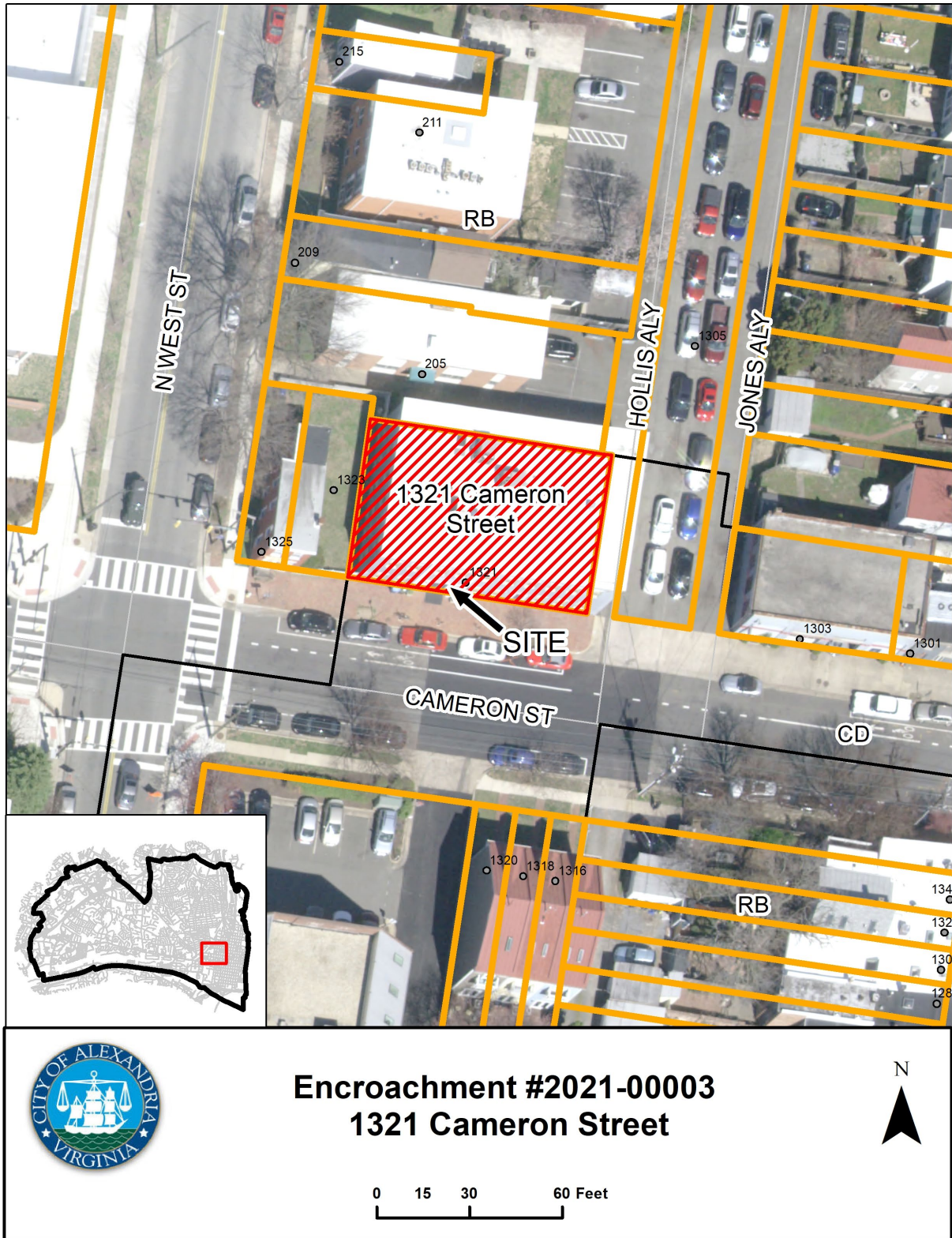
**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request for an encroachment into the public right-of-way along Cameron Street for an entry ramp to a day care center.	<b>Planning Commission Hearing:</b>	October 5, 2021
	<b>City Council Hearing:</b>	October 16, 2021
Address: 1321 Cameron Street	<b>Zone:</b>	CD/Commercial Downtown
<b>Applicant:</b> Ben Adada and Juliette Bensouda	<b>Small Area Plan:</b>	Braddock Road Metro Station

**Staff Recommendation:**

**Staff Reviewers:** Maggie Cooper, Urban Planner, [margaret.cooper@alexandriava.gov](mailto:margaret.cooper@alexandriava.gov)  
Ann Horowitz, Principal Planner, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)



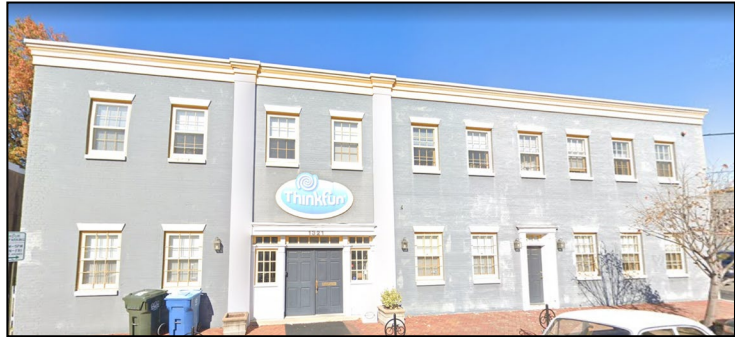
## I. REPORT SUMMARY

The applicants, Ben Adada and Juliette Bensouda, request an after-the-fact approval for an encroachment of a 5.00-foot by 12.60-foot ramp into the public right-of-way. Should City Council approve the encroachment, the ramp will also require Board of Architectural Review (BAR) approval.

### SITE DESCRIPTION

The subject property contains a two-story commercial building (Figure 1). The building is on a 4,125 square-foot lot of record with 79.33 feet of frontage facing Cameron Street, a depth of 52 feet on the east and west side property lines and 79.33 feet at the north rear property line. The lot is

adjacent to a 10.00-foot-wide public alley to the east. According to the Real Estate Assessment records, the building was constructed in 1900.



*Figure 1: Building before exterior changes were made in early 2021*

### BACKGROUND

On November 26, 1974, City Council approved a Special Use Permit (SUP992) for a meeting hall on the second floor of the subject property. The game designer, ThinkFun games, later occupied the building for several years until it vacated the property a few years ago.

On June 23, 2020, the applicants submitted the required documents for a building permit for interior renovations to convert the building to a day care. After four months of edits and revisions to the original plans, City staff from the Departments of Planning and Zoning, Transportation and Environmental Services and Code Administration approved a building permit for interior work only as external changes would require Board of Architectural approval. On April 1, 2021, it was discovered that, due to a misunderstanding on the applicants' contractor's part, exterior changes were made to the building. The exterior changes included a new ADA ramp



*Figure 2: New ADA ramp at the entrance of the day care*

(Figure 2), three new exterior doors and new lighting. Planning and Zoning staff determined that, in addition to requiring an after-the-fact Certificate of Appropriateness for the exterior changes, the new ramp at the entrance of the building would require an encroachment permit, as it exceeded the allowed size of a by-right encroachment. On April 30, 2021, the applicants started their application for an after-the-fact encroachment permit.

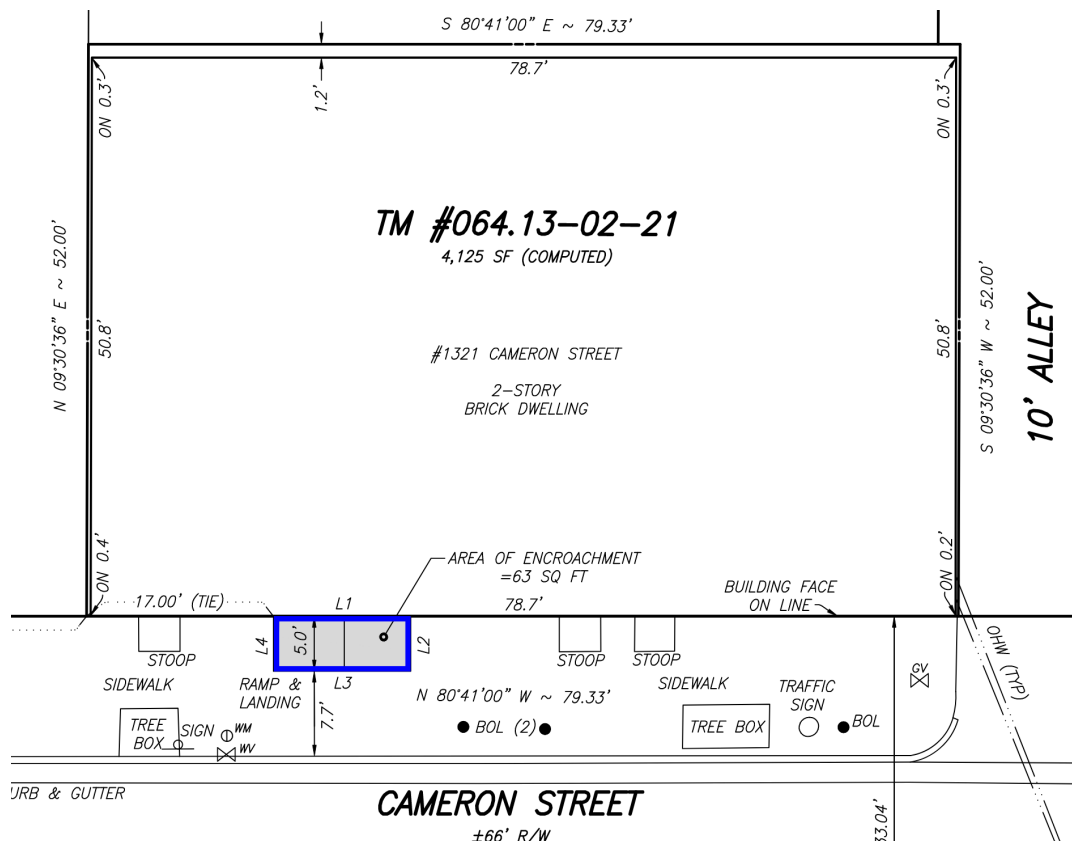
On July 19, 2021, the applicants applied for administrative BAR approval BAR2021-00393 for three new landings within the public right-of-way. A building permit was issued for the landings and they were constructed on July 26, 2021. These landings (Figure 3) were required to meet building codes and did not require encroachment permits, as they projected less than four feet into the right-of-way from the south property line.

### PROPOSAL

The applicant requests encroachment approval to allow the constructed ADA entry ramp to remain in the public-right-of-way. An encroachment area of 63 square feet is requested to accommodate the new ramp wall that would project 5.00 feet into the public right-of-way and 12.6 feet along the south property line (Figure 4).



*Figure 3: View looking west of the new landings and ramp*



*Figure 4: Area of Encroachment in Blue*

## ZONING/MASTER PLAN DESIGNATION

The subject site is zoned CD/Commercial Downtown and is designated for an urban mix of retail, office, service, residential and civic functions. Section 4-502(F.1) of the Zoning Ordinance permits day care centers in the CD zone with administrative approval of a pick-up and drop off plan, which was approved on September 24, 2019. The site is within the Braddock Road Metro Station Small Area Plan which designates the site for lower density residential and central business district uses.

Section 5-2-29(a) of the City Code requires approval by City Council for any steps (including ramps and similar structures necessary to provide access to the handicapped) that are either more than 12 feet in length or that project more than four feet on streets with a right-of-way width between 66 and 100 feet. The 1300 block of Cameron Street has a right-of-way width of 66 feet. Because the proposed ramp is 12.6 feet in length and it projects five feet from the south property line, a request for an encroachment must be submitted to City Council.

The subject property is located in the Parker Gray Historic District and the proposed ramp would require the applicants to petition the Board of Architectural Review for a Certificate of Appropriateness because this property sits within an historic district and the proposal is visible from public right-of-way. Section 10-105 of the Zoning Ordinance requires “review of the proposed construction, reconstruction, alteration or restoration of a building or structure to the building's or structure's exterior architectural features.”

## II. STAFF ANALYSIS

Staff supports the encroachment request. The accessible landing that is the subject of this encroachment is a building code requirement for the day care use and is placed outside of the existing main entryway into the business. The encroachment location leaves a pedestrian path of 7.7 feet, which exceeds the 6.00-foot minimum needed to comply with the Complete Streets Guidelines. A vacation here would not be supported as it would be a small intrusion into the right of way and the City's policy is that rights-of-way shall not have jogs in them.



*Figure 5: Space between the ramp and the curb*

Subject to the conditions contained in Section III of this report staff recommends **approval** of this request.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. Owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the owner (and all successors in interest) and the City of Alexandria, as Additional Insured, against claims, demands, suits-and all related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of this encroachment. (T&ES)

**Please submit Insurance Certificate:**  
**City of Alexandria**  
**T&ES**  
**301 King Street, Room 4130**  
**Alexandria, VA 22314**

2. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
3. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
4. The applicant shall bear all the cost associated with the removal of the encroachments. (T&ES)

STAFF: Tony LaColla, Division Chief, AICP, Land Use Services, Planning and Zoning  
Ann Horowitz, Principal Planner, Planning and Zoning  
Maggie Cooper, Urban Planner, Planning and Zoning

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- F-1 Consider a painted or ADA compliant detectable warning strip for at the end of the raised platform to warn patrons the slight change in elevation. (T&ES)
- R-1 Owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the owner (and all successors in interest) and the City of Alexandria, as Additional Insured, against claims, demands, suits-and all related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of this encroachment. (T&ES)

##### **Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES**

**301 King Street, Room 4130**

**Alexandria, VA 22314**

- R-2 Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
- R-3 In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
- R-4 The applicant shall bear all the cost associated with the removal of the encroachments. (T&ES)

##### Code Administration:

- F-1 A building permit and inspection will be required for new construction

##### Fire:

No comments

##### Parks and Recreation:

No comments

##### Police Department:

No comments received

##### Archeology:

- F-1 No archaeological oversight will be needed for this encroachment.



## APPLICATION

### ENCROACHMENT

**PROPERTY LOCATION:** 1321 CAMERON STREET. ALEXANDRIA, VA 22314

**TAX MAP REFERENCE:** 064.03-02-21 **ZONE:** CD

#### APPLICANT

Name: BEN ADADA

Address: 8150 BLUEBONNET DRIVE. LORTON, VA 22079

#### PROPERTY OWNER

Name: ZNB, LLC

Address: 8150 BLUEBONNET DRIVE. LORTON, VA 22079

**PROPOSED USE:**

**INSURANCE CARRIER** (copy attached) Philadelphia Indemnity Insurance Co. **POLICY #** PHPK1862916

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

- ☒ THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

BEN ADADA

Print Name of Applicant or Agent

8150 BLUEBONNET DRIVE

Mailing/Street Address

LORTON, VA 22079

City and State

Zip Code

Signature

571-606-3303

Telephone # Fax #

benadada@thenestacademy.com

Email address

4/30/2021

Date



STARLIG-01

DNEWBERRY

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>Danaher-Skewes &amp; Associates Insurance</b> <b>10694 Crestwood Drive</b> <b>Manassas, VA 20109</b>	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext): (703) 361-8209</b>		<b>FAX (A/C, No):</b>
	<b>E-MAIL ADDRESS:</b>		
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A : Philadelphia Indemnity Insurance Co.</b>		<b>18058</b>
<b>INSURED</b>  <b>ZNB, LLC</b> <b>9129 Royal Robin Lane</b> <b>Lorton, VA 22079</b>	<b>INSURER B :</b>		
	<b>INSURER C :</b>		
	<b>INSURER D :</b>		
	<b>INSURER E :</b>		
	<b>INSURER F :</b>		

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: N			PHPK2170821	9/16/2020	9/16/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			PHPK2170821	9/16/2020	9/16/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			PHUB735162	9/16/2020	9/16/2021	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 2,000,000 \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Business Property			PHPK2170821	9/16/2020	9/16/2021	Bpp 150,000
A	B Idg			PHPK2170821	9/16/2020	9/16/2021	1321-1305 Cameron St 1,525,000


DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Replacement cost is included  
 Deductible - \$1000  
 1321-1305 Cameron St Alexandria, Va

City of Alexandria and the owner are included as additional insureds and shall provide for the indemnification of the City of Alexandria and the owner against any and all loss occasioned by the establishment, construction, placement, existence, use or maintenance of the encroachment.

## CERTIFICATE HOLDER

## CANCELLATION

City of Alexandria	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. BEN ADADA	8150 BLUEBONNET DRIVE, LORTON, VA 22079	50%
2. Juliette BENSOUA	8150 BLUEBONNET DRIVE, LORTON, VA 22079	50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1321 CAMERON ST. ALEXANDRIA, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. BEN ADADA	8150 Bluebonnet Dr. Lorton, VA 22079	50%
2. JULIETTE BENSOUA	8150 Bluebonnet Dr. Lorton, VA 22079	50%
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. ZNB, LLC	N/A	N/A
2.		
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/30/2021

Date

BEN ADADA

Printed Name

  
Signature

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Ben Adada	8150 Bluebonnet Drive Lorton, VA 22079	50%
2. Juliette Bensouda	8150 Bluebonnet Drive Lorton, VA 22079	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Ben Adada	N/A	N/A
2. Juliette Bensouda	N/A	N/A
3.		

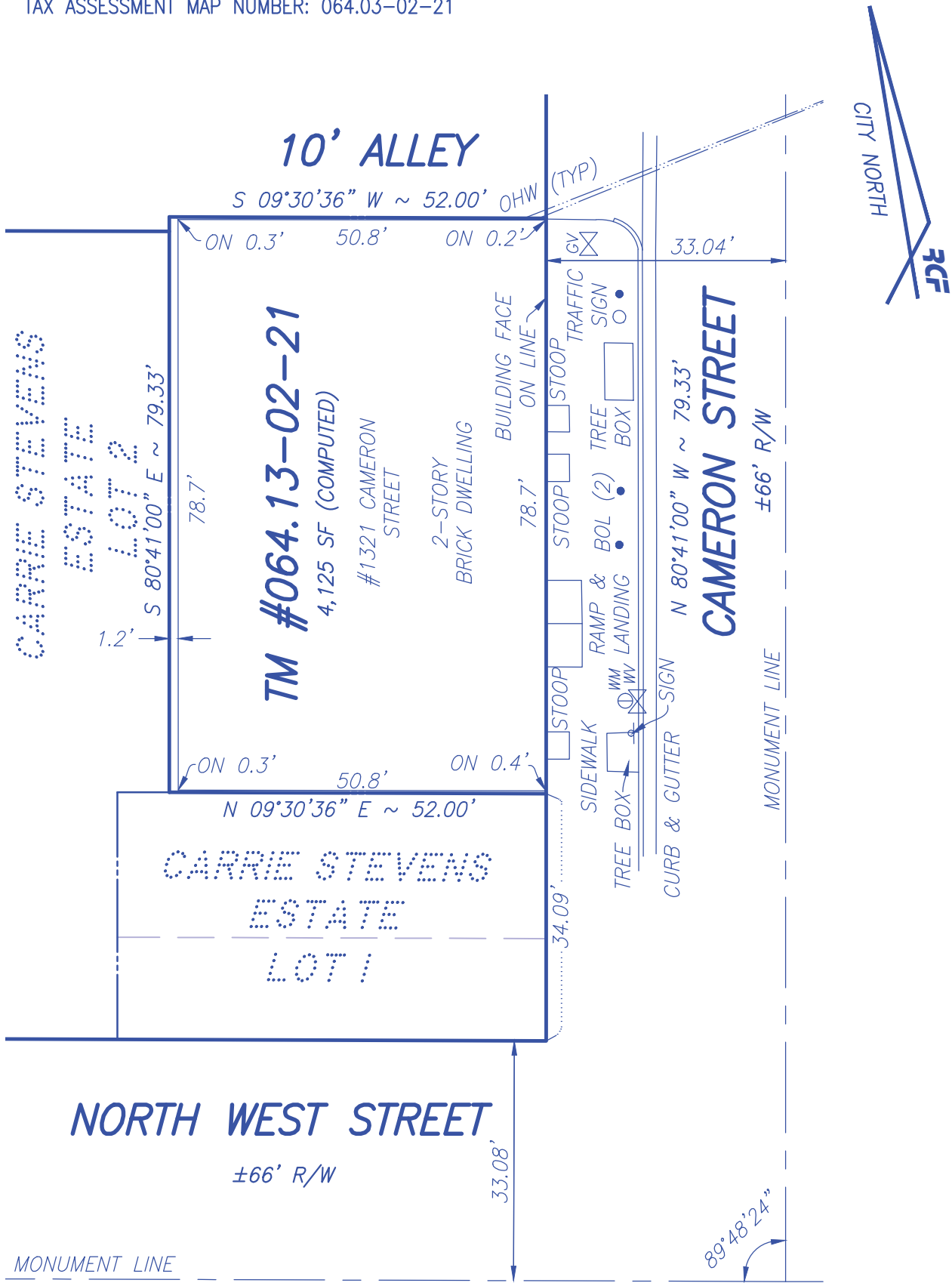
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/25/2021  
Date

Ben Adada  
Printed Name

  
Signature



PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY  
ON THE PROPERTY LOCATED AT

**#1321 CAMERON STREET**

DB. 306, PG. 512

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' DATE: AUGUST 3, 2021	OWNER: ZNB, LLC CLIENT: BEN ADADA	
INSTRUMENT REF: 190015249 PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.	 ENGINEERING • LAND SURVEYING • PLANNING 700 S. Washington Street, Suite 220 Alexandria, Virginia 22314 www.rcfassoc.com (703) 549-6422	
I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE. NO PROPERTY CORNERS WERE SET.		

#

## **METES AND BOUNDS DESCRIPTION**

### **ENCROACHMENT AREA #1321 CAMERON STREET**

CITY OF ALEXANDRIA, VIRGINIA

Being a strip of land hereinafter described lying and being situated in the City of Alexandria, Virginia; running in, through, over and across part of the right-of-way of Cameron Street, and being more particularly described by metes and bounds as follows:

**BEGINNING AT A POINT** lying in the northerly right-of-way line of Cameron Street (66' wide), 51.09 feet as measured along said right-of-way line from its intersection with the easterly right-of-way line of North West Street; thence, continuing with said northerly right-of-way line of Cameron Street the following five (4) courses and distances:

1. South 80° 41' 00" East, 12.50 feet to a point;
2. South 09° 19' 00" West, 5.00 feet to a point;
3. North 80° 41' 00" West, 12.50 feet to a point;
4. North 09° 19' 00" East, 5.00 feet to the **POINT OF BEGINNING**.

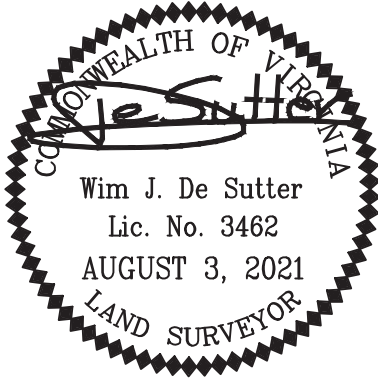
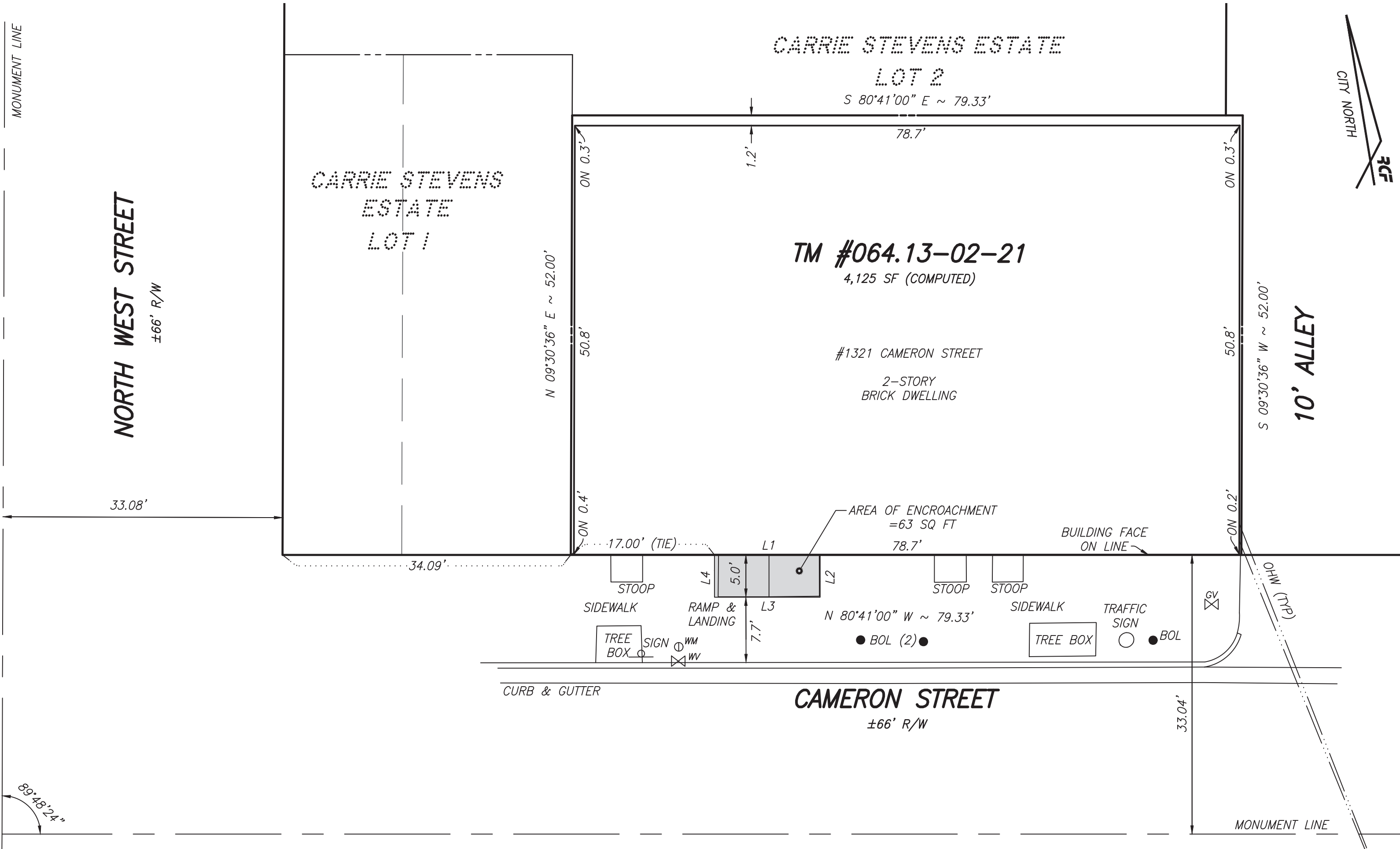
**Containing an Area of 63 Square Feet or 0.0014 Acres of Land**

ENCROACHMENT LINE TABLE:

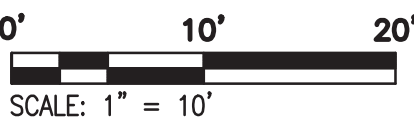
LINE	BEARING	DISTANCE
L1	S 80°41'00" E	12.50'
L2	S 09°19'00" W	5.00'
L3	N 80°41'00" W	12.50'
L4	N 09°19'00" E	5.00'

GENERAL NOTES:

1. TAX MAP: 064.03-02-21
2. OWNER: ZNB, LLC  
8150 BLUEBONNET DRIVE  
LORTON, VA 22079  
INSTR #190015249
- CLIENT: BEN ADADA
3. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
4. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
5. I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE. NO PROPERTY CORNERS WERE SET.



ENCROACHMENT PLAT  
SHOWING AREA OF ENCROACHMENT  
FOR A RAMP AND LANDING  
ON THE PROPERTY LOCATED AT  
**#1321 CAMERON STREET**  
DB 306, PG 512  
CITY OF ALEXANDRIA, VIRGINIA  
DATE: AUGUST 3, 2021 SCALE: 1" = 10'





GENERAL NOTES

1.

ALL CONSTRUCTION SHALL COMPLY WITH 2018 IRC. IF THE DRAWINGS AND/OR THE SPECIFICATIONS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL SO NOTIFY THE ENGINEER IMMEDIATELY.
2.

GENERAL CONTRACTOR TO VISIT JOB SITE TO FAMILIARIZE HIM/HERSELF WITH SITE CONDITIONS.
3.

GENERAL CONTRACTOR IS TO VERIFY ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARISE BETWEEN THE DRAWINGS AND FIELD CONDITIONS OR IN THE DRAWINGS THEMSELVES, THE CONTRACTOR SHOULD NOTIFY ARCHITECT FOR CLARIFICATIONS.
4.

ALL WORK IS TO BE PERFORMED IN A GOOD WORKMANLIKE MANNER, AND WHERE APPLICABLE, ALL CODES, REGULATIONS, SAFETY ORDERS, BUILDING CODES AND ORDINANCES, SUCH AS BUT NOT LIMITED TO, OCCUPATIONAL HEALTH AND SAFETY STANDARDS, AIA GENERAL CONDITIONS, PLUS ANY OTHER NATIONAL/STATE/LOCAL CODES OR DIRECTIVES RELATING TO THE CONTEMPLATED TYPE OF WORK SHALL GOVERN THE CONSTRUCTION OF THE PROJECT.
5.

GENERAL CONTRACTOR IS EXPECTED TO PROVIDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE INTENTIONS OF THESE DRAWINGS, EXCEPT FOR ITEMS MARKED NOT IN CONTRACT (N.I.C) BY OWNER OR OTHERS. CONTRACTOR IS TO SUPPLY ONLY LABOR AND COORDINATION TO COMPLETE THE INSTALLATION OF THESE ITEMS.
6.

ALL MATERIALS USED IN THIS PROJECT MUST BE NEW AND OF GOOD QUALITY, UNLESS OTHERWISE NOTED.
7.

ALL LUMBER AND FINISHED WOOD IS TO SELECT #1.
8.

CONTRACTOR MUST HAVE THE NECESSARY INSURANCE AND BONDING TO COVER HIM/HERSELF AND ANY EMPLOYEES OR CONTRACTORS TO INSURE THAT THE OWNER IS FREE OF ANY LIABILITIES IN THE CASE OF ACCIDENTS OR MISHAPS.
9.

CONTRACTOR IS TO CHECK EXISTING ELECTRICAL PANEL BOX TO DETERMINE IF ANY ALTERATIONS MUST BE MADE BEFORE WORK COMMENCES. CONTRACTOR IS TO COORDINATE ALL ELECTRICAL DIRECTION IN PROJECT AS REQUIRED.
10.

CONTRACTOR IS TO PROVIDE PANEL DOORS WHERE NECESSARY TO REACH IMPORTANT VALVES, CLEAN-OUT, ETC. IN WALLS, CEILINGS AND FLOORS. CONTRACTOR IS TO COORDINATE ALL PLUMBING DIRECTION IN PROJECT AS REQUIRED.
11.

CONTRACTOR IS EXPECTED TO COORDINATE COMPLETE PROJECT WITH ALL SUB-CONTRACTORS REQUIRED, INCLUDING VERIZON, PEPCO, WSSC, AND OTHERS AS REQUIRED.
12.

CONTRACTOR IS EXPECTED TO CARRY ALL WASTE AND TRASH OFF JOB SITE TO MAINTAIN A CLEAN AND SAFE SITE AT ALL TIMES.
13.

FOR ANY EXTRA WORK THE OWNER MAY PROPOSE, OR ANY EXTRA WORK THE CONTRACTOR CLAIMS TO BE NECESSARY, THE CONTRACTOR SHALL FURNISH TO THE OWNER AN ESTIMATE OF THE COST FOR SUCH WORK. THE CONTRACTOR SHALL PROCEED ONLY HAVING RECEIVED WRITTEN ORDER FROM THE OWNER ESTABLISHING THE AGREED PRICE AND DESCRIPTION OF THE WORK TO BE COMPLETED.
14.

THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, MACHINERY, TOOLS, APPARATUS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ALL ITEMS NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION OF THE DESIGN INTENT SHALL BE INCLUDED.
15.

ALL REPLACING, PATCHING, AND REPAIRING OF ALL MATERIALS AND SURFACES CUT OR DAMAGED IN THE EXECUTION OF THE WORK SHALL BE PERFORMED BY EXPERIENCED MECHANICS OF THE TRADE INVOLVED. SUCH REPLACING, REPAIRING AND/OR PATCHING SHALL BE DONE WITH APPROPRIATE MATERIALS IN A MANNER THAT ALL SURFACES EFFECTED SHALL UPON COMPLETION OF THE WORK, MATCH THE SURROUNDING SIMILAR SURFACES.
16.

DURING CONSTRUCTION, THE CONTRACTOR SHALL FURNISH AND PLACE PROPER GUARDS FOR THE PREVENTION OF ACCIDENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE OWNER'S PROPERTY OR THAT OF ANY OTHER PARTY AT THE JOB SITE BY HIM/HER OR HIS/HER MEN/WOMEN OR SUB-CONTRACTORS AND SHALL MAKE GOOD ANY SUCH DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF ALL SURFACES INCLUDING GLASS, PARTITIONS, CARPETING, CABINETS, ETC. PRIOR TO THE OCCUPANCY BY THE TENANT. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. SHALL BE REMOVED AND DISPOSED OF LEGALLY PRIOR TO THE OCCUPANCY BY THE TENANT. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTRICTING AND CONTAINING DUST AND DEBRIS GENERATED BY DEMOLITION AND CONSTRUCTION OF THE WORK.
17.

IF AND WHEN THE NEED ARISES, THE CONTRACTOR SHALL OBTAIN APPROVAL AND COORDINATE WITH THE OWNER ANY INTERRUPTION OF BUILDING UTILITIES, DELIVERY OF BUILDING MATERIALS, OR USE OF FREIGHT ELEVATORS IF APPLICABLE.
18.

WHERE MATERIALS, EQUIPMENT OR OTHER PRODUCTS ARE SPECIFIED BY MANUFACTURER, BRAND NAMES, ETC., SUCH DESIGNATION IS TO ESTABLISH STANDARDS OF DESIRED QUALITY AND TYPE. ALL MATERIALS SHALL BE OF HIGH QUALITY AND AT A MINIMUM EQUAL TO THAT SPECIFIED.
19.

ALL DRYWALL DETAILS AND ASSEMBLIES SHOWN ARE AS MANUFACTURED BY U.S. GYPSUM COMPANY. ALL INSTALLATION AND STANDARD DETAILS SHALL BE AS SHOWN IN THE MANUFACTURERS PUBLISHED "SYSTEMS FOLDERS", WHERE FIRE RATED SYSTEMS ARE USED, THEY SHALL CONFORM TO ALL APPLICABLE CODES. ALL VISIBLE JOINTS ARE TO BE TAPED, SPACKLED AND SANDED SMOOTH. ALL EXPOSED EDGES OF GYPSUM BOARD SHALL BE COVERED WITH "J" CLIPS OR EQUAL, SPACKLED & SANDED SMOOTH.
20.

WHEN MATERIALS AND SUPPLIES ARE DELIVERED TO JOB SITE THEY SHALL BE IN ORIGINAL UNOPENED CONTAINERS OR BUNDLES BEARING NAME OF THE MANUFACTURER. STORE ALL MATERIALS IN PROPER SETTING AND CONFIGURATION AS MANUFACTURER SPECIFIES. STACKING OF MATERIALS SHALL BE DONE IN SUCH A WAY TO ENSURE NOT TO CAUSE OVERLOAD ON STRUCTURE

ABBREVIATIONS

- ABV. - ABOVE

A/C - AIR CONDITIONER

A.D. - ACCESS DOOR

ADJ. - ADJUST

A.F.F. - ABOVE FINISHED FLOOR

A.F.G. - ABOVE FINISHED GRADE

A.G. - ABOVE GRADE

ALT. - ALTERNATE

APP'D. - APPROVED

ARCH. - ARCHITECT, ARCHITECTURAL

BD. - BOARD

B.L. - BUILDING LINE

BLDG. - BUILDING

BLK. - BLOCK

BM. - BEAM

B.N. - BOUNDARY NAILING

B.O. - BOTTOM OF

B.O.F. - BOTTOM OF FOOTING

B.O.W. - BOTTOM OF WALL

BRG. - BEARING

B.U. - BUILT UP

BTM. - BOTTOM

CSMNT. - CASEMENT

CABT. - CABINET

C.B. - CATCH BASIN

C.D. - CONSTRUCTION DOCUMENT

CEM. - CEMENT

C.F.M. - CUBIC FEET PER MINUTE

C.L. - CENTER LINE

CH. - CHANNEL

C.I. - CAST IRON

C.I.P. - CAST IN PLACE

CL. - CLOSET

CLG. - CEILING

C.O. - CLEAN OUT

C.O. - CASED OPENING

COL. - COLUMN

CONT. - CONTINUOUS

CONTR. - CONTRACTOR

CONC. - CONCRETE

C.T. - CERAMIC TILE

D.S. - DOWN SPOUT

D/W - DISHWASHER

OBL. - DOUBLE

DEMO. - DEMOLITION

DIA. - DIAMETER

DIM. - DIMENSION

D.L. - DEAD LOAD

DN. - DOWN

DR. - DOOR

EA. - EACH

E.F. - EXHAUST FAN

E.J. - EXPANSION JOINT

E.N. - END NAILING

ELEV. - ELEVATION

ELECT. - ELECTRIC, ELECTRICAL

EQ. - EQUAL

EQUIP. - EQUIPMENT

EST. - ESTIMATE

E.W. - EACH WAY

EXH. - EXHAUST

EXIST. - EXISTING

EXT. - EXTERIOR

F.A. - FIRE ALARM

F.C.O. - FLOOR CLEAN OUT

F.D. - FLOOR DRAIN

F.E. - FIRE EXTINGUISHER

F.F.N. - FIELD NAILING

FIN. - FINISH

FLR. - FLOOR

FLG. - FLOORING

FLUOR. - FLUORESCENT

FURN. - FURNACE

GA. - GAUGE

GALV. - GALVANIZED

GAR. - GARAGE

G.C. - GENERAL CONTRACTOR

G.F.C.I. - GROUND FAULT CIRCUIT INTERRUPT

G.F.I. - GROUND FAULT INTERRUPT

GL. - GLASS

G.M. - GRADE MARK

GR. - GRILLE

G.T. - GLAZED TILE

GYP. - GYPSUM

H.B. - HOSE BIB

H.C. - HOLLOW CORE

HDBD. - HARDBOARD

HDW. - HARDWARE

HGT. - HEIGHT

HOR. - HORIZONTAL

HR. - HOUR

H.R. - HANDRAIL

HTR. - HEATER

H.V.A.C. - HEATING, VENTING AND AIR CONDITIONING

H.W. - HOT WATER

I.C.F. - INSULATED CONCRETE FORM

I.D. - INSIDE DIAMETER

I.F. - INSIDE FACE

INCL. - INCLUSIVE, INCLUDING

INV. - INVERT

INSUL. - INSULATION

INT. - INTERIOR

J.BOX - JUNCTION BOX

J.CT. - JUNCTION

JST. - JOIST

K.D. - KNOCK DOWN

K.D. - KILN DRIED

K.O. - KNOCK OUT

L.F. - LINEAR FEET

LAM. - LAMINATE

LAT. - LATERAL

LAV. - LAVATORY

LD. - LEAD

LIN. - LINEAR

LINO. - LINOLEUM

LT. - LIGHT

LTG. - LIGHTING

L.V.L. - LAMINATED VENEER LUMBER

M.B. - MACHINE BOLT

M.O. - MASONRY OPENING

MAR. - MARBLE

MAS. - MASONRY

MTL. - MATERIAL

MAX. - MAXIMUM

MECH. - MECHANICAL

MED. - MEDIUM

MFG. - MANUFACTURING

MIN. - MINIMUM

MOD. - MODULAR

MTL. - METAL (STEEL)

MUL. - MULLION

N.T.S. - NOT TO SCALE

N.C.M. - NON CORROSIVE METAL

N.F.C. - NOT FOR CONSTRUCTION

NLR. - NAILER

NO. - NUMBER

NOM. - NOMINAL

O.C. - ON CENTER

O.D. - OUTSIDE DIAMETER

O.R. - OUTSIDE RADIUS

O.H. - OVERHEAD

OPNG. - OPENING

P. - PAINT

PART. - PARTITION

PAV. - PAVEMENT

P.C. - PRE-CAST CONCRETE

PERF. - PERFORATED

PL. - PLASTER

PLT. - PLATE

P.L. - PROPERTY LINE

PLAS. - PLASTIC

P.L.V. - PLASTIC LAMINATE VENEER

PLYWD. - PLYWOOD

PORC. - PORCELAIN

P.S.F. - POUNDS PER SQUARE FOOT

P.S.I. - POUNDS PER SQUARE INCH

P.V.C. - POLYVINYL CHLORIDE

PWR. - POWER

Q.T. - QUARRY TILE

QTY. - QUANTITY

RAD. - RADIUS

R.D. - ROOF DRAIN

R.D.L. - ROOF DRAIN LEADER

R.O. - ROUGH OPENING

R.O.W. - RIGHT OF WAY

REFG. - REFRIGERATOR

REF. - REFERENCE

REINF. - REINFORCED

RET. - RETURN

REV. - REVISION

RM. - ROOM

RMV. - REMOVE

SAN. - SANITARY

S.C. - SOLID CORE

S.C. - SELF-CLOSING

SCHED. - SCHEDULE

S.D. - SMOKE DETECTOR

SECT. - SECTION

SHIT. - SHEET

SHIT'G. - SHEATHING

SIM. - SIMILAR

SPECS. - SPECIFICATIONS

SQ.FT. - SQUARE FEET

SQ. IN. - SQUARE INCHES

STD. - STANDARD

STL. - STEEL

SYS. - SYSTEM

T&G. - TONGUE AND GROOVE

T.B. - THROUGH BOLT

T.O. - TOP OF

T.O.B. - TOP OF BEAM

T.O.C. - TOP OF CURB

T.O.F. - TOP OF FOOTING

T.O.J. - TOP OF JOIST

T.O.M. - TOP OF MASONRY

T.O.W. - TOP OF WALL

T.S. - TUBE STEEL

TH. - THRESHOLD

THR. - THREADED

TYP. - TYPICAL

V.B. - VAPOR BARRIER

V.I.F. - VERIFY IN FIELD

VA. - VOLTAGE

VCT. - VINYL COMPOSITION TILE

W.C. - TOILET (WATER CLOSET)

WDW. - WINDOW

WGT. - WEIGHT

WTR. WTR. - WATER HEATER

WD. - WOOD

YD. - YARD

SHEET LIST

- A100

SITE PLAN
- A101

EXISTING 1ST FLOOR PLAN
- A102

PROPOSED PLAN
- E000

ELECTRICAL NOTES
- E001

POWER PLAN
- E002

LIGHTING PLAN
- E003

PANEL SCHEDULE DETAIL
- E004

PANEL SCHEDULE
- M000

MECHANICAL NOTES
- M001

MECHANICAL PLAN
- M002

MECHANICAL SCHEDULES
- M003

MECHANICAL DETAILS
- P000

PLUMBING NOTES
- P001

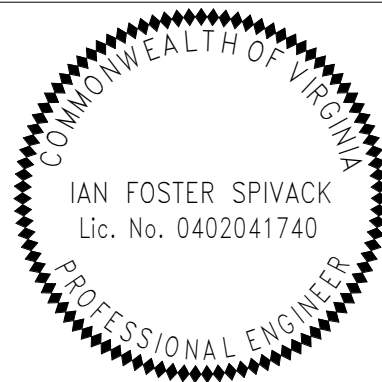
WATER SUPPLY PLAN
- P002

SANITARY VENT PLAN
- P003

RISER DIAGRAMS

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410-530-5364

1321 Cameron Street,  
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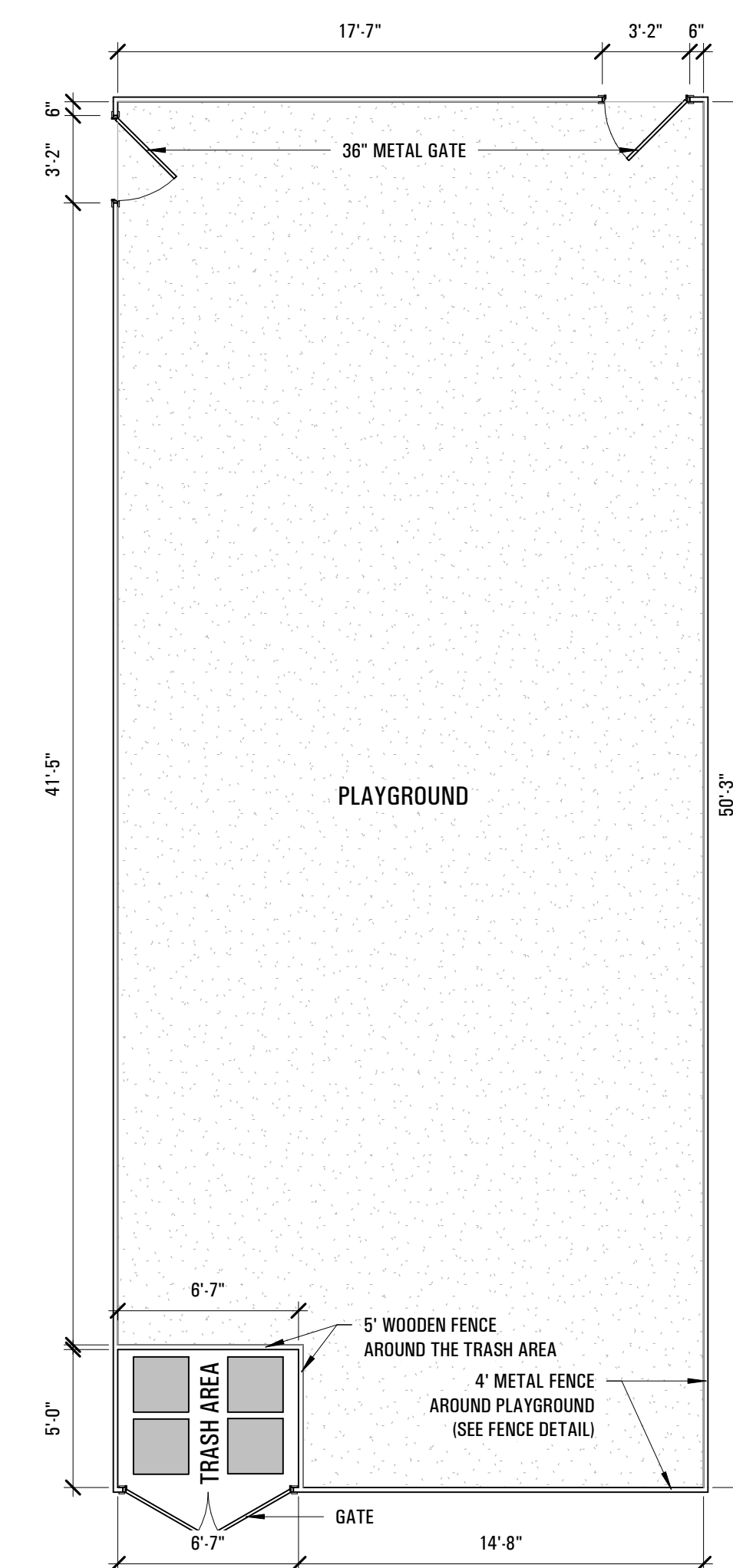
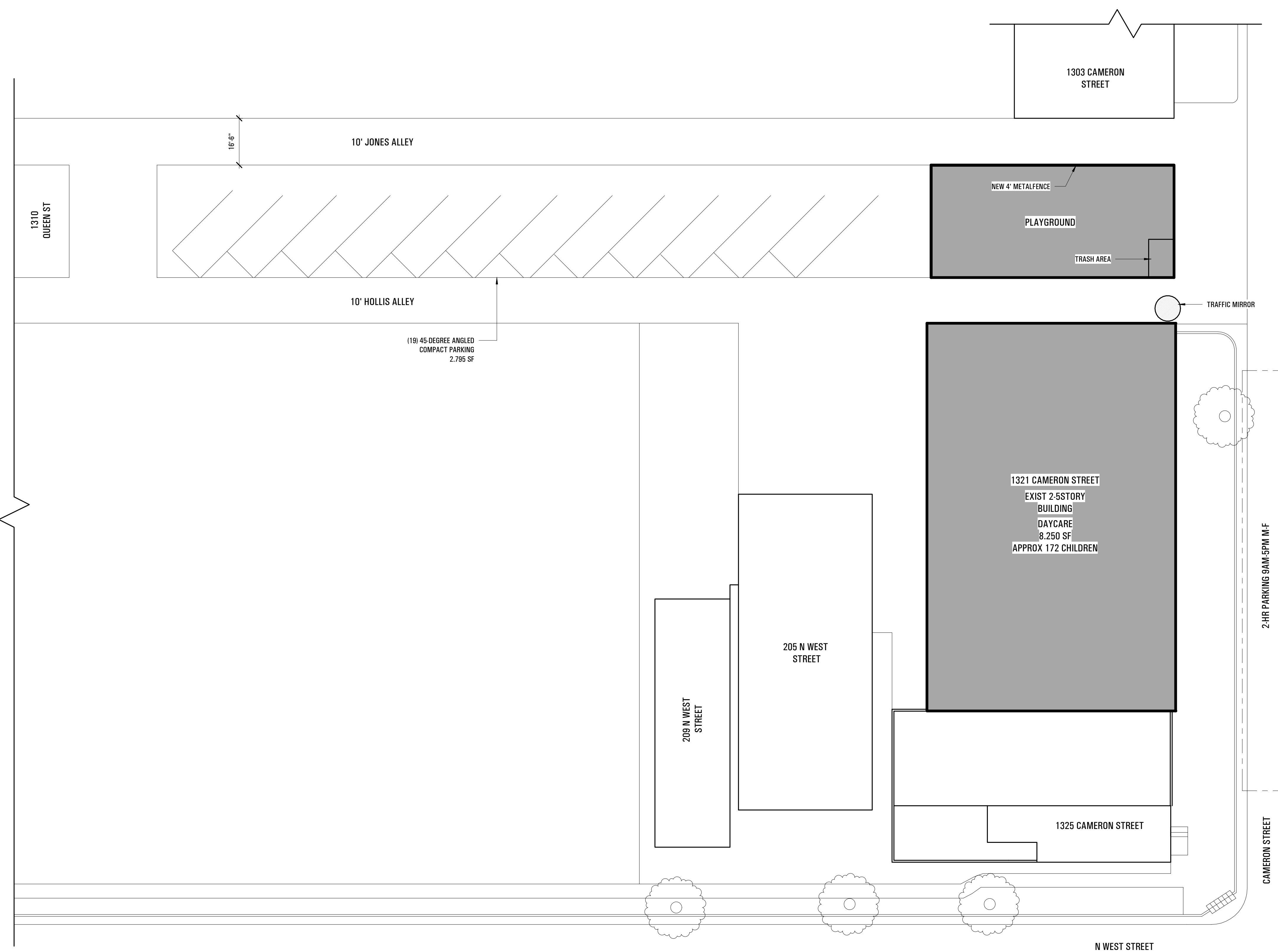
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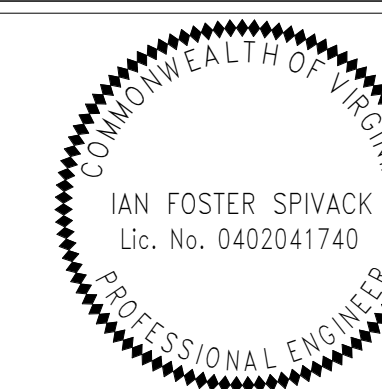
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

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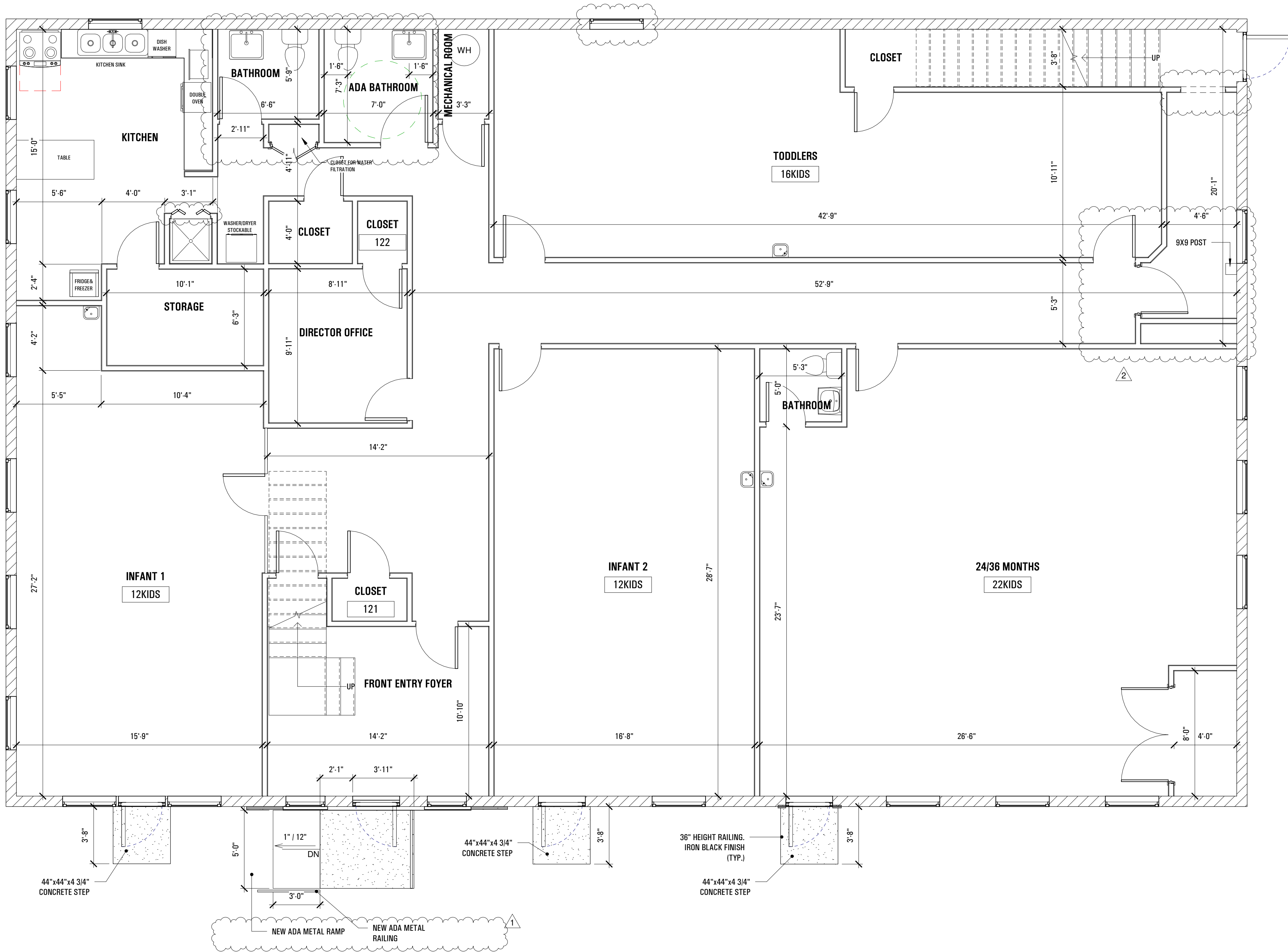
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## SITE PLAN, PLAYGROUND PLAN

DRAWING SHEET NO:

# A100



**1** PROPOSED 1ST FLOOR PLAN  
1/4" = 1'-0"

**CONSTRUCTION CODES**

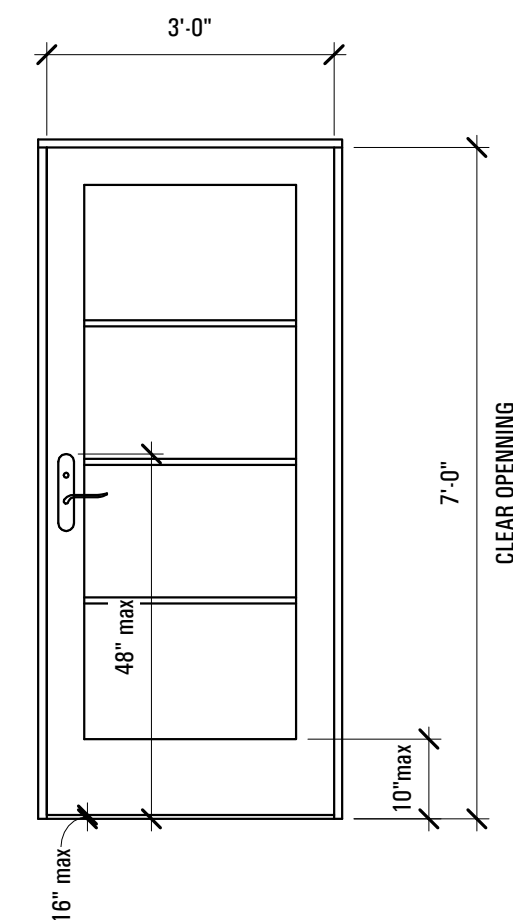
2015 VIRGINIA CONSTRUCTION CODE (IBC) | USBC, PART I  
2008 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117.1)  
2015 VIRGINIA RESIDENTIAL CODE (IRC)  
2015 VIRGINIA ENERGY CONSERVATION CODE  
2015 VIRGINIA MECHANICAL CODE (IMC)  
2015 VIRGINIA PLUMBING CODE (IPC)  
2015 VIRGINIA FUEL GAS CODE (IFGC)  
2014 NATIONAL ELECTRICAL CODE  
2015 INTERNATIONAL SWIMMING POOL AND SPA CODE  
2015 VIRGINIA EXISTING BUILDING CODE (IBC) | USBC, PART II  
2015 VIRGINIA MAINTENANCE CODE (IBC) | USBC, PART III  
2015 VIRGINIA INDUSTRIALIZED BUILDING SAFETY REGULATIONS  
2015 VIRGINIA AMUSEMENT DEVICE REGULATIONS  
2015 RELATED LAWS PACKAGE  
BUILDING CODE AND CONSTRUCTION TYPE HISTORY  
COUNTY PUBLICATIONS

**OCCUPANCY SCHEDULE**

Name	Area	SQ.FT. PER PERSON	OCCUPANCY
24/36 MONTHS	842 SF	35	24
TODDLERS	537 SF	35	15
INFANT 2	474 SF	35	14
FRONT ENTRY FOYER	153 SF	100	2
DIRECTOR OFFICE	86 SF	100	1
KITCHEN	201 SF	200	1
INFANT 1	451 SF	35	13
1ST FLOOR			69
PRESCHOOL AGE 3/4 YRS OLD	833 SF	35	24
KINDERGARTEN 5 YRS OLD	322 SF	35	9
PRESCHOOL/SCHOOL AGES 3/12 YRS OLD	1082 SF	35	31
PRESCHOOL AGE 3/4 YRS OLD	857 SF	35	24
2ND FLOOR			88

**BUILDING CODE & ZONING DATA**

VCC-2015	EXISTING SPACE	PROPOSED ALTERATION
BUILDING GROUP CLASSIFICATION PER VCC-2015	B (BUSINESS)	E (EDUCATIONAL)
CONSTRUCTION TYPE PER VCC-2015	II-B	II-B
NUMBER OF STORIES ABOVE GRADE	2	2
BUILDING HEIGHT	22'	22'
FIRE ALARM SYSTEM	YES	YES
FULLY SPRINKLED & MONITORED	NO	NO
FLOOR AREA (SQ.FT)	7645	7645



**ENTRANCE DOOR DETAIL**  
1/2" = 1'-0"

**HANDLES, PULLS, LOCKS AND LATCHES**

- HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
- LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
- WHEN SLIDING DOORS ARE FULLY OPEN, THE OPERATING HARDWARE MUST STILL BE EXPOSED AND USABLE FROM BOTH SIDES.
- HARDWARE MUST BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE FINISHED FLOOR.

**THRESHOLDS**

- THRESHOLDS, IF PROVIDED AT A DOORWAY, MUST NOT EXCEED 1/4" IN HEIGHT FOR EXTERIOR SLIDING DOORS OR 1/2" FOR OTHER TYPES OF DOORS.
- CHANGES IN LEVEL UP TO 1/4" CAN BE VERTICAL AND DO NOT NEED AN EDGE TREATMENT.
- CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" MUST HAVE A BEVELED SLOPE EQUALING 1:2.
- IF THE CHANGES IN LEVEL ARE GREATER THAN 1/4", THE THRESHOLD MUST BE EQUIPPED WITH A RAMP. THE FLOOR OR GROUND SURFACE WITHIN THE MANEUVERING CLEARANCES AT THE DOORWAY MUST NOT HAVE A SLOPE STEEPER THAN 1:48.

**CLOSING SPEED (ADA GUIDELINES 4.13.10)**

IF A DOOR IS EQUIPPED WITH AN AUTOMATIC CLOSING DEVICE (DOOR CLOSER), THEN THE SWEEP RANGE OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR

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**PROPOSED 1ST FLOOR  
PLAN**

DRAWING SHEET NO:

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## WALLS

- |    |   |
|----|---|
| P1 | INTERIOR PAINT FOR OFFICES OR COMMON AREAS.<br>COLOR PER TENANT SUGGESTIONS                           |
| P2 | WATER RESISTANT INTERIOR PAINT FOR KITCHEN.<br>COLOR PER OWNER SUGGESTIONS                            |
| P3 | WATER RESISTANT INTERIOR PAINT FOR MECHANICAL ROOMS. COLOR PER OWNER SUGGESTIONS                      |
| S1 | SMOOTH, NONABSORBENT, AND EASILY WASHABLE FRP PANELING UP TO 6' A.F.F.<br>COLOR PER OWNER SUGGESTIONS |
| T1 | SMOOTH CERAMIC WALL TILES FOR RESTROOMS.<br>COLOR AND SIZE PER OWNER SUGGESTIONS                      |
| G1 | GLASS WALL.<br>TYPE PER OWNER SUGGESTIONS   |

## FLOORS

- |     |  |
|-----|--|
| FT1 | SMOOTH CERAMIC FLOOR TILES FOR RESTROOMS.<br>COLOR AND SIZE PER OWNER SUGGESTIONS          |
| FT2 | SMOOTH (NOT TEXTURED),<br>NONABSORBENT, WATER RESISTANT<br>AND EASILY WASHABLE FLOOR TILES |
| FT3 | SMOOTH CERAMIC FLOOR TILES FOR MECHANICAL ROOMS<br>COLOR AND SIZE PER OWNER SUGGESTIONS    |
| VF1 | VINYL FLOORING FOR COMMON AREAS.<br>COLOR AND SIZE PER OWNER SUGGESTIONS                   |

## CEILING

- |      |  |
|------|--|
| EW1  | EXPOSED WOOD RAFTERS   |
| ACT1 | SMOOTH (NOT TEXTURED), NONABSORBENT, WATER RESISTANT AND EASILY WASHABLE CEILING TILES GENESIS SMOOTH PRO 2x4 OR EQUAL CEILING TILES |

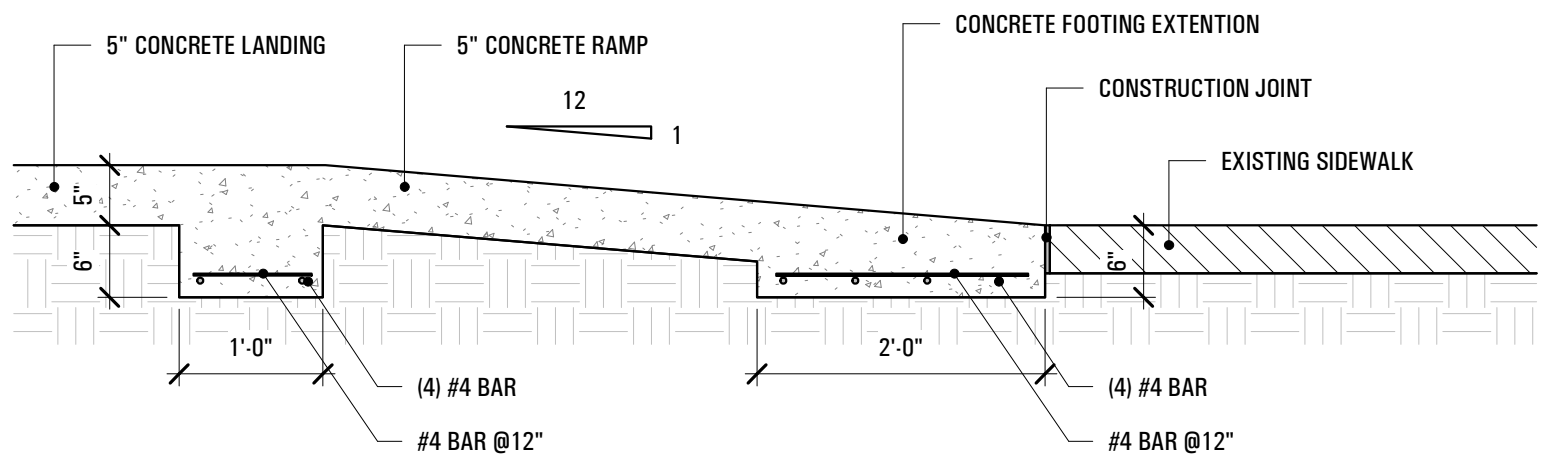
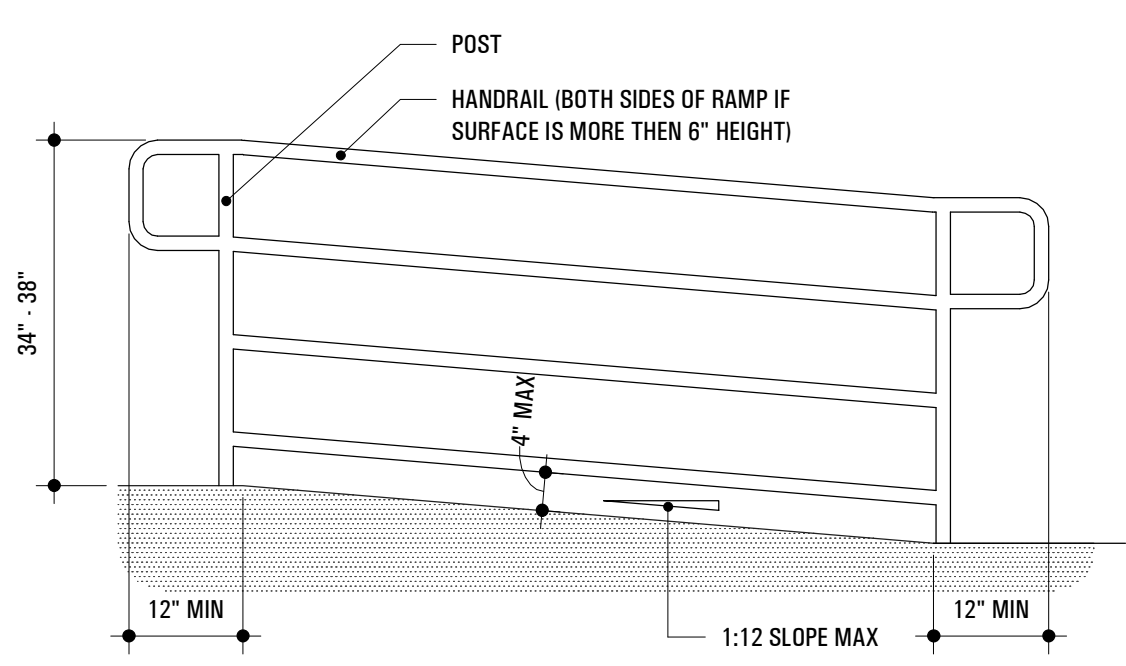
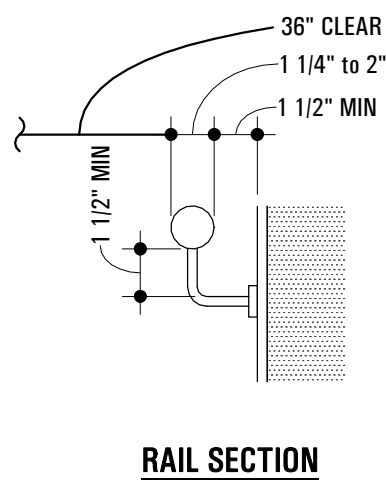
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NTS

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